

For Sale  
or Lease

*Offered Exclusively By*

# Coldwell Banker Commercial

2390 Lindbergh St Auburn, CA 95602

**OFFICE BLDG W/WAREHOUSE**



**FOR SALE: \$725,000**

**FOR LEASE: \$0.73 PSF Mod. Gross**

## PROPERTY SUMMARY:

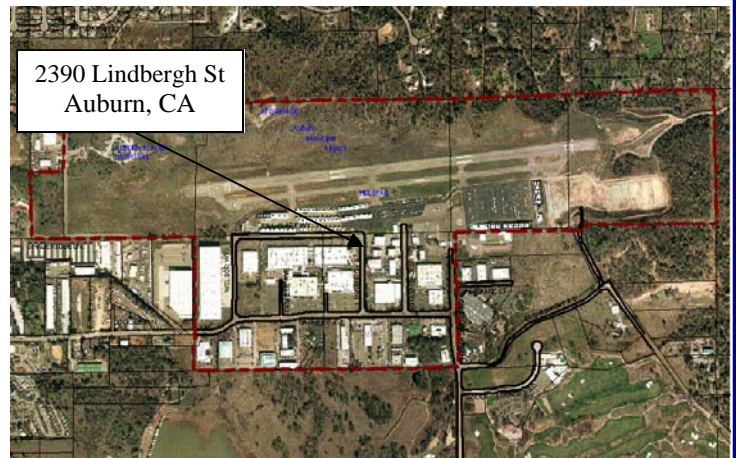
9,470sf office building & attached warehouse bay for sale or lease within the Auburn Airport Business Park. Building is comprised of approximately 6,805sf of two story, elevator served office space & approximately 2,665sf of warehouse space. Warehouse bay can be leased separately for \$0.55psf mod gross and any portion of the office building can be leased separately for \$0.80psf mod gross. Office portion is equipped with showers, men's & women's restrooms, a lab, and a break room. Warehouse bay has private restroom and office. See attached floor plans.



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Contact Listing  
Brokerage for more  
information or to  
schedule a tour!!!



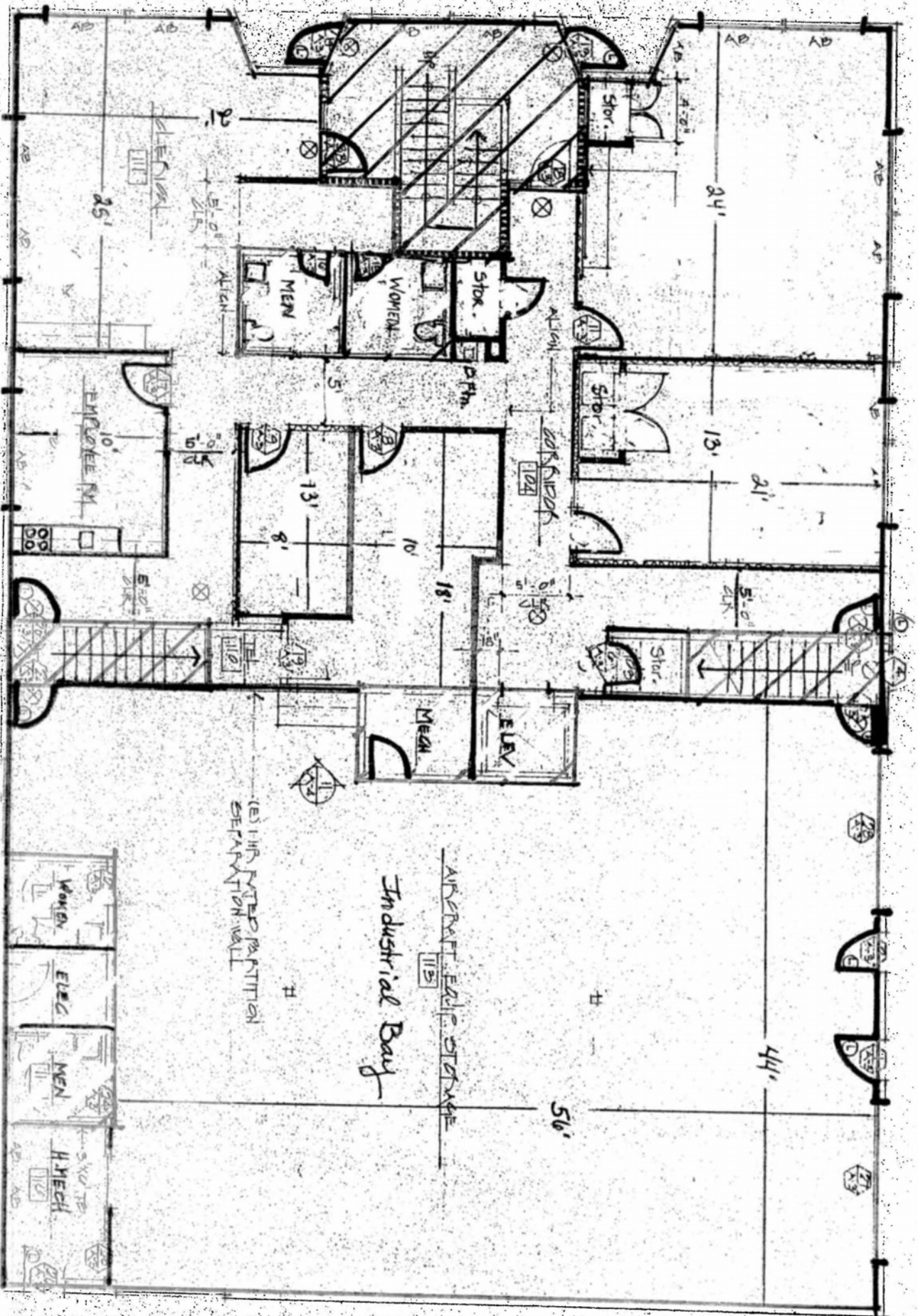
255 Elm Ave  
Auburn, CA 95603

License #00313415

**530.885.4860**

DISCLAIMER & NOTICE OF CONFIDENTIALITY

We have obtained the above information from sources we believe to be reliable, but no representations of any kind-expressed or implied – are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/ expense are approximate only and are constantly updated to reflect new or changed information. Individuals should conduct an independent investigation of all pertinent property information. We bear no liability.

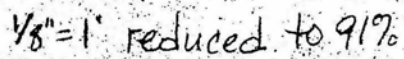


First Floor Plan

1/8" = 1' reduced to 91%



$\frac{1}{8}'' = 1'$  reduced to 91%



## SECOND FLOOR PLAN

